



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

W. Jones

FROM: George Homewood, AICP, Director of City Planning

GH

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1100 Berkley Avenue Extension

DATE: January 23, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

| | | | |
|-----------------------------|--------------------------|--------------------|------------------|
| Location: | 1100 Berkley Avenue Ext. | Neighborhood: | Campostella |
| Zoning: | R-8 | Standard Lot Size: | 50 Ft. x 100 Ft. |
| House Type: | 2 Story Single Family | Proposed Lot Size: | 30 Ft. x 100 Ft. |
| House Size: (Width x Depth) | 21 Ft. x 50 Ft. | Square Footage: | 2,072 Sq. Ft. |

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Director, City Planning at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information


| | | | |
|-------------------------------|------------------------|-----------------------------|------------------|
| Applicant Name: | BHI Construction, Inc. | Date of Application: | January 20, 2015 |
| Mailing Address: | | | |
| City, State, Zip Code: | Norfolk, VA 23502 | | |
| Phone Number: | 757.309.9906 | E-Mail: | |

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| Zoning: | R-8 | Standard Lot Size: | 50 Feet x 100 Feet |
| House Type: | 2 Story Single Family | Proposed Lot Size: | 30 Feet X 100 Feet |
| Proposed House Size: | 21 Feet x 50 Feet | Square Footage: | 2072 SF |

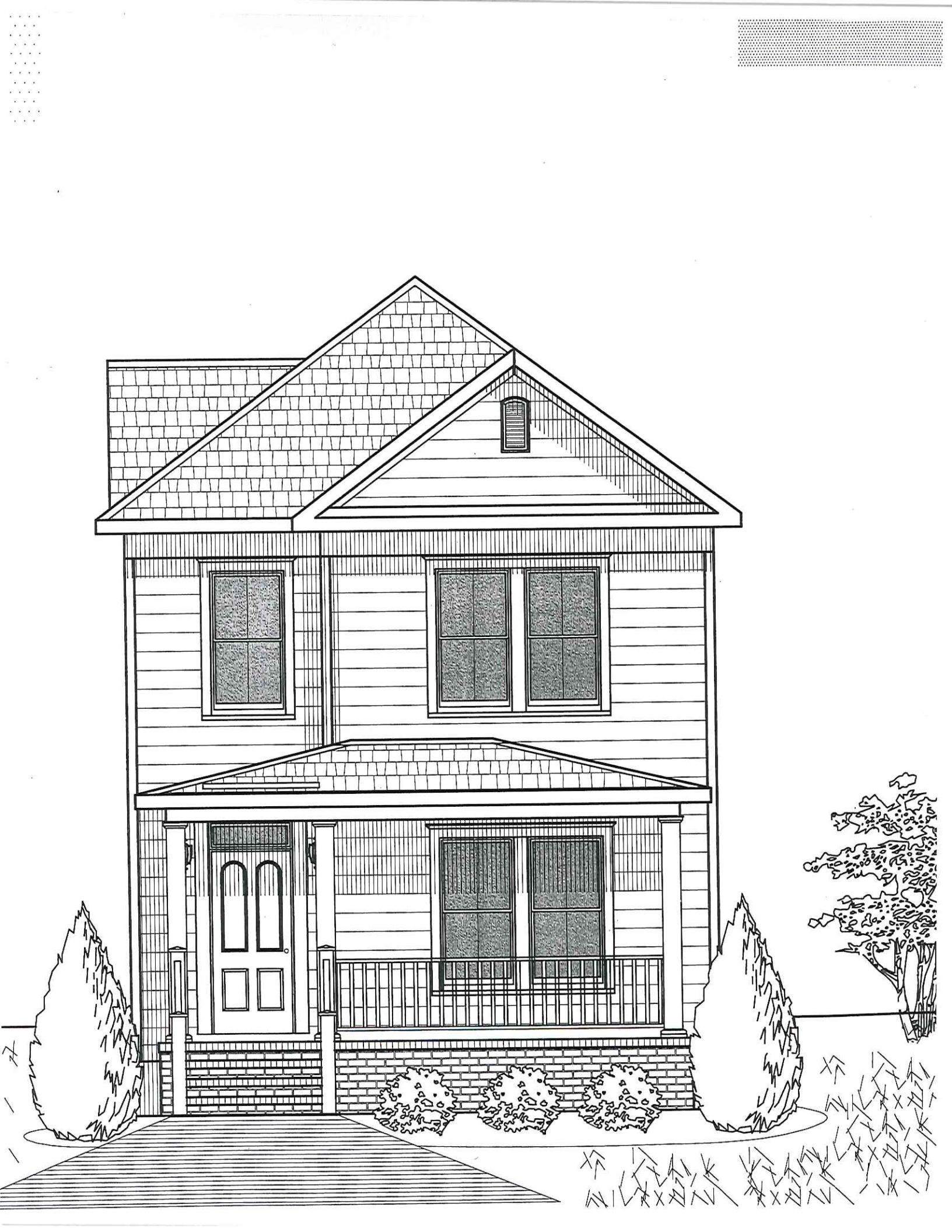
The proposed building plans and elevations for development of the site at 1100 Berkley Avenue Extension and located in the Campostella neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


 George Homewood, AICP, Director, City Planning

January 23, 2015
 Date

BC: City Manager's Office
 Planning Director
 Program Manager
 Building Official



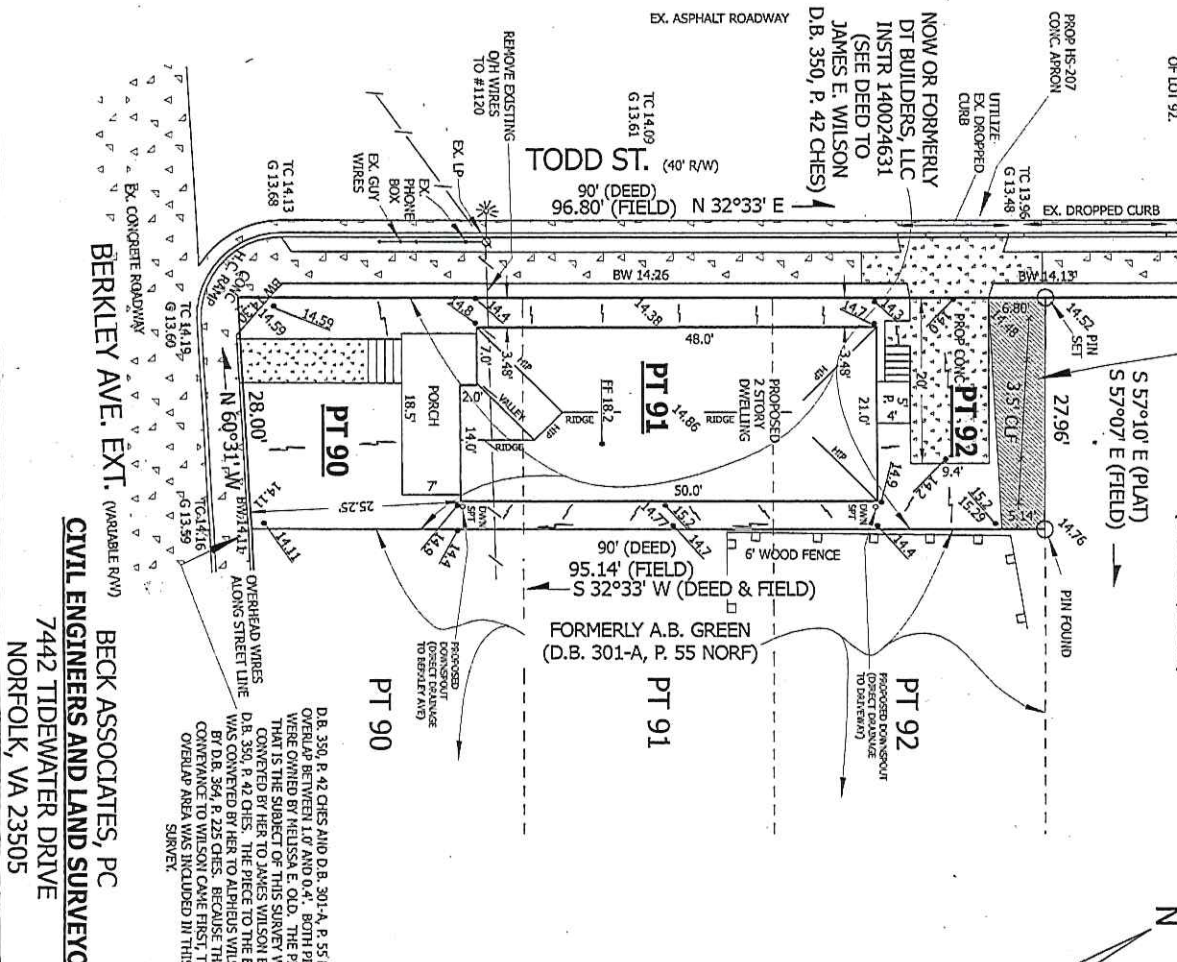
GENERAL NOTES:

1. ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
2. DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
3. THE CONTRACTOR WILL UNDERSTAND AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEY'S FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODY INJURY (INCLUDING DEATH) AT ANY TIME RESULTING THEREFROM TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO AN ACT OR OMISSION OF THE CONTRACTOR OR THE ENGINEER OR ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
4. ELEVATIONS ARE IN FEET AND REFER TO MAND 88(92) DATUM.
5. THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7201. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE 3000 P.S.I. (CLASS A-3 AIR ENTRAINED).
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
 - A. OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER EMBEZZLEMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/LETTER MAY SHOW SOME OF THE ABOVE.
 - B. VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
8. ANY ERRORS, OMISSIONS, DISCREPANCIES, ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THIS OFFICE IMMEDIATELY. WORK SHOULD NOT CONTINUE UNTIL THIS OFFICE HAS ISSUED WRITTEN INSTRUCTIONS.
9. COMPLETE HOUSE PLANS BY LYONS DESIGN CONCEPTS, DATED 8/14/13 AND ENTITLED "PERRINCKE MODEL 2013-4-4" WERE PROVIDED TO THIS OFFICE.
10. THE FLOOR PLANS PROVIDED TO THIS OFFICE INDICATES A BRICK SKIRT AROUND THE HOUSE THAT IS FLUSH WITH THE FRAME. DIMENSIONS SHOWN HEREON ARE TO THE WOOD FRAMING.
11. THE CLIENT'S ATTORNEY, R. EPF, PROVIDED A COPY OF THE DEED INSTR. 140024631 AND THE TITLE COMMITMENT CASE 14-R-8855, EFFECTIVE 11-6-14, 2 PAGE SCH A, 2 PAGE SCH B SECT 1, 1 PAGE SCH B SECT 2.
12. NO BOUNDARY MONUMENTS WERE MARKED AND NO LAND OUT WAS PERFORMED AS A PART OF THE PREPARATION OF THIS PLAN. THIS OFFICE WILL SET LAND OUT MARKERS IF CONTRACTED TO DO SO.

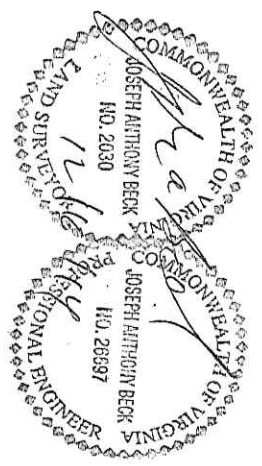
HATCHED AREA = STRIPS 14' TO 6.80' WIDE NOT INCLUDED IN EX. 350 P. 42 CHES. 50' FROM BERRYMAN AVENUE. THE DEED GOES ON TO CONTRADICT ITSELF. IT APPEARS THAT THE INTENT OF D.B. 1367, P. 613 IS TO CONVEY THE WEST 1/2 OF LOT 93 AND NOT ANY PART OF LOT 92.

PT 93
NOW OR FORMERLY
MARTHA COOPER
(D.B. 1367, P. 613)

FLOOD NOTE:
BY GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT REFLECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED BY FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED). AS SHOWN ON FEMA MAP, COMMUNITY-PANEL NUMBER 510104 0165 F, EFFECTIVE: 9/22/2009.



- LEGEND:**
- CONC. CONCRETE
 - PROP. PROPOSED
 - INV. INVERT
 - SMH. SEWER MANHOLE
 - LP. LIGHT POLE
 - BW. BACK OF WALK
 - EX. EXISTING
 - H.C. HANDICAPPED
 - TOP OF CURB
 - FF. FINISHED FLOOR
 - G. GUTTER
- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- PROPOSED DIRECTION OF FLOW



SITE PLAN OF PART OF LOTS 90-92
B.B. WILSON LAND (M.B. 1 P. 89 CHES)
IT BEING THE SAME PROPERTY SHOWN IN
D.B. 350 P. 42 CHES NORFOLK, VA

FOR: DT BUILDERS, LLC

DECEMBER 16, 2014

BECK ASSOCIATES

NORFOLK, VIRGINIA

SCALE: 1" = 15'

BECK ASSOCIATES, PC
CIVIL ENGINEERS AND LAND SURVEYORS
7442 TIDEWATER DRIVE
NORFOLK, VA 23505